



Alice Street, Cwmdu, Swansea, SA5 8HB

Traditional semi-detached property comprising two reception rooms and fitted kitchen on the ground floor. On the first floor there are two bedrooms and a shower room, which could be converted into a third bedroom as there is a further bathroom which is currently disused. The property benefits from gas central heating and uPVC double glazing and is set in a cul de sac location.



Asking Price £114,995

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ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

Stairs to first floor, radiator, laminate flooring.

RECEPTION 1 4.66m x 3.27m (15'3" x 10'9")

UPVC double glazed bay window to front, double radiator, laminate flooring.

RECEPTION 2 4.22m x 3.93m (13'10" x 12'11")

UPVC double glazed window to rear and side, original alcove cupboards, under stairs cupboard, radiator.

KITCHEN 4.43m x 2.31m (14'6" x 7'7")

Fitted with a range of wall and base units with complimentary work surface over, inset stainless steel sink unit, inset stainless steel gas hob with electric oven under and chimney style extractor fan over, plumbed for washing machine, wall mounted combination gas boiler, part tiled walls, tiled effect laminate flooring, radiator, uPVC double glazed window to rear and door to side.

FIRST FLOOR

LANDING

UPVC double glazed window to side, storage cupboards, double radiator.

BEDROOM 1 3.97m x 3.78m (13'0" x 12'5")

Two uPVC double glazed windows to front, double radiator, alcove cupboard.

BEDROOM 2 4.21m x 2.90m (13'10" x 9'6")

UPVC double glazed window to rear, alcove cupboard, radiator.

SHOWER ROOM/POTENTIAL BEDROOM 3

Three piece suite comprising step in shower cubicle with electric shower, low level w.c, wall mounted wash hand basin, part tiled walls, extractor fan, double radiator, uPVC double glazed window to rear.

SPLIT LANDING

DISUSED BATHROOM

Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, loft access.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed south facing garden laid to lawn with side pedestrian access.

DIRECTIONS

From our city centre showroom proceed down Walter Road/Mansel Street, passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at the traffic lights turn left onto Carmarthen Road. Continue along and at the roundabout take the second exit. At the next roundabout turn right onto Old Carmarthen Road and take the first turning right onto Gwilym Street. Take the next turning left onto Alice Street and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 646 060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

